

# Eucalyptus Grove Homeowners Association

## Board of Directors Meeting

### July 12, 2012

### Minutes

(Subject to Board of Director's approval)

**Board President, Craig Nicholson**, called the meeting to order at 6:05 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

**Board members in attendance:** Christine Hall, Joe Mora, Craig Nicholson, Lisa Welch (via Skype). Also in attendance: Bill Bold (Scribe), and James Nguyen (Bartlein and Company, Inc.)

**Owners in attendance:** Mr. Ashby (unit 114), Mr. Escobedo (unit 217), Mr. and Mrs. Lafranchi (unit 213), and Ms. McNulty and Ms. Bruemmer (unit 270).

Mr. and Mrs. Lafranchi requested the Board approve the installation of a three-part **privacy lattice / screen** with gate at the patio of their unit. Proposal included enclosing part of the landscape beyond their patio slab. Board discussed the details of the proposed lattice/screen with the owners. Board members were concerned with the suggested location of the lattice/screen as it would enclose part of the Common area, which Board does not have authority to give. Item tabled.

Ms. McNulty and Ms. Bruemmer requested the Board approve **replacement** of three **windows** in their unit. Board approved.

Mr. Ashby discussed with the Board strategies for unit **gas line replacement** and landscaping **water usage** and scheduling.

**Meeting Minutes:** The **June Board Meeting minutes** (6/14/12) were **approved**.

#### **Treasurer's Report:**

	<b>June '12</b>	<b>YTD</b>
Total Income	\$69,422.88	\$419,030.59
Operating Expenses	24,778.13	157,486.61
Reserve Expenditures	60,134.54	249,034.05
Total Expenditures	84,912.67	406,520.66
Transfer to Reserve	8,863.67	92,277.93
Transfer from Reserve	25,000.00	80,399.00
Total in Savings	\$1,407,860.01	
Total Assets	\$1,459,716.55	

James N. reported Operating Expenses are approximately 12+% below budget. The June Treasurer's Report was unanimously **accepted** as presented.

Joe Mora (Enviroscaping) reported routine landscape maintenance. He also recommended replacing the **back-flow device** at building 7606; Joe will submit a proposal tomorrow. James to get 2<sup>nd</sup> bid and authorized to go with the lower bid. Board approved.

## Old Business

The Board addressed:

- **Exercise Room:** Board discussed limiting **usage by owners** to one half hour on any one piece of equipment or monopolizing floor space during peak hours; An article will be included in the Newsletter.
- **Cleaning service:** Board discussed issues of current vendor service and requested James N. to seek bids from possible new vendor once the list of **cleaning responsibilities** have been assembled.
- **Dry rot repairs:** Sea View Construction is currently **prepping exterior** for paint.
- **Pool fence:** brief discussion; Joe M. and Chris H. appointed as **Pool Fence Committee** to finalize design and discuss with fence bidders.
- **Pagoda lights:** the Board discussed the “tall” pagoda lights requiring repair for stability and approved repairing 5 tall lights at buildings 7610, 7632 and 7634 by Mershon Electric.
- **Sauna Rm. door:** tabled.
- **Exterior painting:** James N. reported Affordable Painting will start project in late September 2012; priming, painting and repair of **utility area enclosures** discussed; “free-standing” enclosure walls will not be finished (have siding) on “inner” side but only will be primed and painted.
- **Walkway repair:** Joe M. will mark walkway potential **trip hazards** for repair.
- **Vehicle towing:** Board confirmed **vehicles targeted** (those with expired registration stickers) for towing early next month.

No other Old Business

## New Business

Items addressed:

- **Board member candidates:** the two candidates for the open Board seat, Jaime Escobedo and Brendan Lafranchi introduced themselves to the Board; Board will discuss and make selection in Executive Session.
- **Under-floor insulation:** Board discussed and approved replacement of **missing insulation** under ground-floor units as suggested by Carter Constr.; work to be done on a time & material basis. Board approved contracting an rodent **exterminator** for all buildings, for approx. 3 months.
- **Pool area lights:** Board approved the installation of a programmable timer for pool area lights.
- **Recording liens:** Board approved lien filing on units 252, 264 and 362 for delinquent association dues.

No other New Business

At this time, the Board went to Executive Session.

The meeting was **adjourned** at 8:37PM.

The next Board meeting is scheduled for Thursday, August 9, 2012, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe